

012.0

0006

0002.0

Map

Block

Lot

1 of 1

Residential

CARD

ARLINGTON

APPRaised:

Total Card / Total Parcel

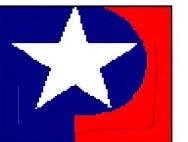
973,200 / 973,200

USE VALUE:

973,200 / 973,200

ASSESSED:

973,200 / 973,200



PROPERTY LOCATION

IN PROCESS APPRAISAL SUMMARY

No	Alt No	Direction/Street/City
52		ELIOT RD, ARLINGTON

OWNERSHIP		Unit #:
Owner 1:	GERMAN DAVID K ETAL/ TRUSTEES	
Owner 2:	DAVID K GERMAN & JENNIFER L	
Owner 3:	BARRY REVOCABLE LIVING TRUST	

Street 1: 52 ELIOT RD
Street 2:

Twn/City: ARLINGTON
St/Prov: MA Cntry: Own Occ: Y

Postal: 02474 Type:

PREVIOUS OWNER

Owner 1: GERMAN DAVID KENT & -

Owner 2: BARRY JENNIFER LYNN -

Street 1: 52 ELIOT ROAD

Twn/City: ARLINGTON
St/Prov: MA Cntry: Own Occ: Y

Postal: 02474

NARRATIVE DESCRIPTION

This parcel contains 7,276 Sq. Ft. of land mainly classified as One Family with a Colonial Building built about 1938, having primarily Vinyl Exterior and 1344 Square Feet, with 1 Unit, 2 Baths, 0 3/4 Bath, 0 HalfBath, 6 Rooms, and 2 Bdrms.

OTHER ASSESSMENTS

Code	Descrip/No	Amount	Com. Int

PROPERTY FACTORS

Item	Code	Description	%	Item	Code	Description
Z	R1	SINGLE FA	100	water		
o				Sewer		
n				Electri		
Census:				Exempt		
Flood Haz:						
D				Topo	1	Level
s				Street		
t				Gas:		

LAND SECTION (First 7 lines only)

Use Code	Description	LUC Fact	No of Units	Depth / PriceUnits	Unit Type	Land Type	LT Factor	Base Value	Unit Price	Adj	Neigh	Neigh Influ	Neigh Mod	Infl 1	%	Infl 2	%	Infl 3	%	Appraised Value	Alt Class	%	Spec Land	J Code	Fact	Use Value	Notes
101	One Family		7276		Sq. Ft.	Site		0	85.	0.88	2									542,538						542,500	

Legal Description										User Acct
										9840
										GIS Ref
										GIS Ref
										Insp Date
										05/06/09

Total Card / Total Parcel
973,200 / 973,200
973,200 / 973,200
973,200 / 973,200

PRIOR ID #1: 9840
PRIOR ID #2:
PRIOR ID #3:
PRIOR ID #1:
PRIOR ID #2:
PRIOR ID #3:
MMCMAKIN
1226!
PRINT
DATE TIME
12/10/20 16:53:08
LAST REV
DATE TIME
06/05/19 09:56:09
ASR Map:
FACT DIST:
REVAL DIST:
YEAR:
LANDREASON:
BLDREASON:
CIVILDISTRICT:
RATIO:

SALES INFORMATION										TAX DISTRICT		PAT ACCT.	
Grantor	Legal Ref	Type	Date	Sale Code	Sale Price	V	Tst	Verif	Notes				
GERMAN DAVID KE	1544-88	1	5/29/2019	Convenience		1	No	No					
JOYCE DAVID J,	1465-140		1/9/2015	Change>Sale	605,000	No	No						
JOYCE EDITH/TRU	1460-45		9/23/2014	Convenience		99	No	No					
JOYCE EDITH	1230-135		11/15/2000	Family		No	No	4					
	704-29		1/1/1901			No	No	N					

BUILDING PERMITS										ACTIVITY INFORMATION									
Date	Number	Descrip	Amount	C/O	Last Visit	Fed Code	F. Descrip	Comment	Date	Result	By	Name							
10/11/2018	1483	Heat App	5,730	C					4/28/2016	Sales Review	PT	Paul T							
9/28/2018	1409	Redo Bas	41,925	C					4/11/2016	SQ Returned	EMK	Ellen K							
4/28/2015	406	Heat App	9,700					Install gas furnac	5/26/2015	Permit Insp	PC	PHIL C							
3/10/2015	225	Addition	223,960					Construct 2nd stor	5/6/2009	Meas/Inspect	372	PATRIOT							
4/17/2001	209	Re-Roof	3,800	C					10/21/1999	Inspected	267	PATRIOT							
									9/27/1999	Mailer Sent									
									9/27/1999	Measured	264	PATRIOT							
									8/24/1993		AJS								

Sign: VERIFICATION OF VISIT NOT DATA / / /

EXTERIOR INFORMATION				BATH FEATURES				COMMENTS				SKETCH					
Type: 6	- Colonial			Full Bath: 2	Rating: Very Good			A Bath:	Rating:								
Sty Ht: 2A	- 2 Sty +Attic			3/4 Bath:	Rating:												
(Liv) Units: 1	Total: 1			A 3QBth:	Rating:												
Foundation: 3	- BrickorStone			1/2 Bath:	Rating:												
Frame: 1	- Wood			A HBth:	Rating:												
Prime Wall: 4	- Vinyl			OthrFix:	Rating:												
Sec Wall: 8	- Brick Veneer	5%															
Roof Struct: 1	- Gable			OTHER FEATURES				RESIDENTIAL GRID									
Roof Cover: 1	- Asphalt Shgl			Kits: 1	Rating: Very Good			1st Res Grid	Desc: Line 1	# Units: 1							
Color: Beige				A Kits:	Rating:			Level	FY LR DR D K FR RR BR FB HB L O								
View / Desir: k - Kelwyn Manor				FrpI: 1	Rating: Good			Other									
GENERAL INFORMATION				WSFlue:	Rating:			Upper									
Grade: C+ - Average (+)								Lvl 2									
Year Blt: 1938	Eff Yr Blt:							Lvl 1									
Alt LUC:	Alt %:							Lower									
Jurisdct: G17	Fact: .							Totals	RMs: 6	BRs: 2	Baths: 2	HB					
Const Mod:																	
Lump Sum Adj:																	
INTERIOR INFORMATION				DEPRECIATION				REMODELING				RES BREAKDOWN					
Avg Ht/FL: STD				Phys Cond: VG - Very Good	4.6 %			Exterior:		No Unit	RMS	BRS	FL				
Prim Int Wall: 2	- Plaster			Functional:		%		Interior:		1	6	2					
Sec Int Wall:		%		Economic:		%		Additions:									
Partition: T - Typical				Special:		%		Kitchen:									
Prim Floors: 3	- Hardwood			Override:		%		Baths:									
Sec Floors:		%			Total: 4.6 %			Plumbing:									
Bsmnt Flr: 12 - Concrete								Electric:									
Subfloor:								Heating:									
Bsmnt Gar:								General:									
Electric: 3 - Typical																	
Insulation: 2 - Typical																	
Int vs Ext: S																	
Heat Fuel: 2 - Gas																	
Heat Type: 1 - Forced H/Air																	
# Heat Sys: 1																	
% Heated: 100	% AC: 100																
Solar HW: NO	Central Vac: NO																
% Com Wall	% Sprinkled:																
MOBILE HOME				Make:		Model:		Serial #:		Year:		Color:					
SPEC FEATURES/YARD ITEMS				PARCEL ID 012-0-0006-0002.0													
Code	Description	A	Y/S	Qty	Size/Dim	Qual	Con	Year	Unit Price	D/S	Dep	LUC	Fact	NB Fa	Appr Value	JCod JFact	Juris. Value
2	Frame Shed	D	Y	18X11	A	AV	1990		0.00	T	23.2	101					
More: N	Total Yard Items:					Total Special Features:								Total:			

The sketch shows a rectangular plot divided into several rooms. Room 15 (EFP) is at the bottom left. Room 10 is below it. Room 13 is to the right of Room 15. Room 9 is to the right of Room 13. Room 12 is below Room 9. Room 2 is to the right of Room 12. Room 1 is at the top center. Room 30 is at the top right. Room 4 is at the top far right. Room 8 is at the top left. Room 8 (WDK) is at the top center. Room 4 is at the top far right. Room 16 is at the bottom right. Room 20 is at the bottom far right. Labels include ATC, SFL, FFL, BMT, and FFL BMT.

SUB AREA

Code	Description	Area - SQ	Rate - AV	Undepr Value	Sub Area	% Usbl	Descrip	% Type	Qu	# Ten
BMT	Basement	684	48,380	33,091						
FFL	First Floor	684	161,260	110,304						
SFL	Second Floor	660	161,260	106,433						
ATC	Attic	301	161,260	48,540						
GAR	Garage	200	27,540	5,508						
EFP	Enclos Porch	150	45,440	6,816						
WDK	Deck	64	16,020	1,025						
Net Sketched Area: 2,743				Total:	311,717					
Size Ad	1645	Gross Are	3302	FinArea	1344					

IMAGE

AssessPro Patriot Properties, Inc